

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 19, 2014  
5:30 P.M.**

The Planning and Zoning Commission meeting of February 19, 2014, was called to order by Wennlund at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Kappeler, Peters, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Bert

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; John Soenksen, City Planner; Lisa Fuhrman, Community Development Secretary; Kristine Stone, City Attorney; Brian Fries, Assistant City Engineer; Steve Knorrek, Fire Marshal

2. Approval of the minutes of the meeting of January 15, 2014.

On motion by Rafferty, seconded by Stoltenberg, that the minutes of the meeting of January 15, 2014 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

**Land Use Amendment/Rezoning**

4. Case 14-013; 4120 - 53<sup>rd</sup> Avenue, Office/transitional to Traditional Residential, submitted by Greg Franich.

5. Case 14-009; 4120 - 53<sup>rd</sup> Avenue, C-5, Office/transitional District to R-3, Single- and Two-family Residence District, submitted by Greg Franich.

Beck reviewed the staff reports.

Rafferty asked what the impact of the proposed development on the adjacent properties would be. Beck explained that the proposed units would be very similar to the ones in the development directly adjacent to the property in question. He added that the existing duplex units were grandfathered, indicating that the current applicant must change the land use designation and zoning classification because the zoning ordinance has changed and the property is being platted.

Wennlund asked if the proposed units would be of a similar size as those to the north. Beck indicated that he believes that the structures will be similar.

John Sullivan, 4133 Charles Court, expressed support for the request.

On motion by Rafferty, seconded by Kappeler, that the land use amendment for 4120 - 53<sup>rd</sup> Avenue, Office/transitional to Traditional Residential, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Bennett, that the rezoning of 4120 - 53<sup>rd</sup> Avenue, C-5, Office/transitional District to R-3, Single-family to Two-family Residence District, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

6. Case 14-016; Northeast corner of Hopewell Avenue and Devils Glen Road, A-1 Agricultural District to A-2 Rural Residence District, submitted by Windmill Development, LLC.

Beck reviewed the staff report.

Kappeler asked for clarification of the relationship between the owner of the property and the developer. Beck explained that a developer can be listed as a party to a rezoning with the owner's consent, adding that this is the case.

On motion by Bennett, seconded by Stoltenberg, that the rezoning of property located at the northeast corner of Hopewell Avenue and Devils Glen Road, A-1 Agricultural District to A-2 Rural Residence District be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

### Preliminary Plat

7. Case 14-003; Orchard Park, submitted by Windmill Development, LLC.

Beck reviewed the staff report.

Rafferty asked who owns Outlot A. Beck indicated that the developer owns the property. Rafferty asked if the developer would maintain the outlot. Beck confirmed this.

Kappeler asked for clarification of the path storm water would take from the proposed Outlot A to where it enters the sewer system. Beck explained that storm water would travel in an easement along the west side of the property to a pipe structure leading to the sewer system across Hopewell Avenue, adding that the proposed route is the least intrusive.

On motion by Stoltenberg, seconded by Peters, that the preliminary plat of Orchard Park be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

### **Site Development Plan**

8. Case 14-014; 3015 State Street, submitted by Vizient Manufacturing Solutions.

Beck reviewed the staff report.

Kappeler asked if the proposed parking lot would mostly be for employee vehicles. Beck confirmed this.

Wennlund asked why Condition 5 restricting further building construction had been included in the staff report for a parking lot. Beck explained that the condition relates to Case 14-015.

On motion by Kappeler, seconded by Rafferty, that the site development plan for 3015 State Street be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

9. Case 14-015; 3129 State Street, submitted by Vizient Manufacturing Solutions.

Beck reviewed the staff report.

Wennlund asked how the dedicated one-way entrance would prevent commercial truck traffic from entering from 33<sup>rd</sup> Street and backing on to the site. Beck explained that maneuverability from 33<sup>rd</sup> Street is very difficult, adding that the business owner has already instructed the commercial truck drivers to use the entrance from State Street.

Rafferty commented that it appears as though the 24-foot wide flared end entrance from State Street could accommodate two-way traffic. Beck explained that to facilitate efficient traffic flow on the site, the applicant has chosen to continue to use the entrance

as a one-way. Rafferty asked if narrowing that entrance or eliminating the flared ends would preclude drivers from attempting to exit the site at that point. Chris Townsend, engineer representing the applicant, explained that if the entrance was right-out only it would be simple to narrow it and remove the flared ends. He added, however, that vehicles would be entering the site from State Street from both directions and that the flared ends would facilitate easier movement. Townsend indicated that truck drivers would find it nearly impossible to maneuver on the site if they enter from 33<sup>rd</sup> Street. He reiterated that the owner has instructed them to use the entrance from State Street and that they already comply. Rafferty expressed concern about the safety of drivers who are attempting to enter the site from State Street from the east because it is close to the traffic signal on 33<sup>rd</sup> Street. Blake Collins, the applicant, explained that only 5-6 semi-truck drivers enter the site each day, usually between 9am and noon.

On motion by Bennett, seconded by Rafferty, that the site development plan for 3129 State Street be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

### Other

#### 11. Commission Update.

Connors stated that the following cases were presented to the City Council subsequent to the last meeting:

East side of the 5800 block of Devils Glen Road, 1<sup>st</sup> reading of rezoning ordinance  
3715 and 3719 State Street, 1<sup>st</sup> reading of rezoning ordinance  
Wyndham West, preliminary plat approved  
Haley Heights Phase II, preliminary plat approved

Connors stated that the public hearing on the rezoning of the proposed Villas at Glengevlin Third Addition has been deferred to a future City Council meeting because no decision regarding a variance request for reduced side yard setbacks was reached by the Board of Adjustment at their meeting on February 13. He indicated that the case was deferred to the March meeting.

Connors stated that RDG from Des Moines, Iowa has been selected as the vendor to facilitate the revision of the city's Comprehensive Plan. Rafferty commented he found the interview process very informative and looks forward to the end result. Connors stated that he and Stone would be meeting with the vendor to finalize the details of the contract soon.

There being no further business, the meeting adjourned at approximately 5:55 p.m.

These minutes approved \_\_\_\_\_

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Gregory W. Beck, City Planner